City of Redmond Impact Fees Schedule



Effective January 1, 2023

Note: Next fees update will go into effect January 1, 2024

The tables below provide Fire, Parks, Transportation, and Schools Impact Fees currently in effect. Projects are assessed by their land use type and the associated units of that land use type to determine what the impact fees shall be.

All impact fees shall be paid at building permit issuance.

Fire

Land Use	Units	Impact Fee Per Unit
Single-Family Residences	1 housing unit	\$139.64
Mobile Homes and Detached Single- Family Manufactured Homes	1 housing unit	\$166.79
Multi-Family Residences	1 housing unit	\$235.86
Residential Suites	1 residential suite	\$117.94
Offices	1,000 sq. ft. of GFA	\$195.28
Retail Trade	1,000 sq. ft. of GFA	\$225.10
Manufacturing	1,000 sq. ft. of GFA	\$23.06

Parks

Land Use	Units	Impact Fee Per Unit
Single-Family Residences (inclusive of Mobile Homes and Detached Single- Family Manufactured Homes)	1 housing unit	\$5,884.24
Multi-Family Residences	1 housing unit	\$4,084.96
Residential Suite	1 residential suite	\$2,220.23
Offices	1,000 sq. ft. of GFA	\$1,593.94
Retail Trade	1,000 sq. ft. of GFA	\$707.14
Manufacturing	1,000 sq. ft. of GFA	\$717.40

Transportation

Residential Land Uses	Units	Impact Fee Per l	Jnit
		Downtown UC [^]	\$7,132.37
Single Family	Dwelling	Overlake UC ^	\$7,378.38
,	· ·	Rest of City	\$8,730.72
		Downtown UC	\$5,009.38
Multiple Family	Dwelling	Overlake UC	\$5,182.16
		Rest of City	\$6,131.97
		Downtown UC	\$3,055.17
Residential Suites	Residential Suite	Overlake UC	\$3,160.56
		Rest of City	\$3,739.83
		Downtown UC	\$2,288.74
Retirement Community	Dwelling	Overlake UC	\$2,367.68
		Rest of City	\$2,801.64
		Downtown UC	\$1,864.90
Nursing Home	Bed	Overlake UC	\$1,929.22
		Rest of City	\$2,282.82
		Downtown UC	\$1,441.06
Congregate Care/Assisted Living	Dwelling	Overlake UC	\$1,490.76
		Rest of City	\$1,763.99
		Downtown UC	\$6,717.66
Hotel/Motel	Room	Overlake UC	\$6,949.36
		Rest of City	\$8,223.06
Institutional Land Uses	Units	Impact Fee Per l	Jnit
		Downtown UC	\$590.54
Elementary School	Student	Overlake UC	\$610.90
		Rest of City	\$722.87
		Downtown UC	\$575.77
High School	Student	Overlake UC	\$595.63
		Rest of City	\$704.80
		Downtown UC	\$3.81
Church/House of Worship	Per sq. ft. of GFA	Overlake UC	\$3.94
	. 5. 54. 16. 5. 5.71	Rest of City	\$4.66
		Downtown UC	\$5.48
Hospital	D (r - (C - 4	Overlake UC	\$5.67
· 	Per sq. ft. of GFA	Rest of City	\$6.70

Up to 99,999 ft²	Retail Shopping Center Land Uses	Units	Impact Fee Per U	Jnit
Rest of City \$27.96			Downtown UC	\$22.84
Downtown UC \$21.80	Up to 99,999 ft²	Per sq. ft. of GLA	Overlake UC	\$23.63
100,000 ft² - 199,999 ft² Per sq. ft. of GLA Overlake UC \$22.55	·		Rest of City	\$27.96
Rest of City \$26.69			Downtown UC	\$21.80
Downtown UC \$19.95	100,000 ft² - 199,999 ft²	Per sq. ft. of GLA	Overlake UC	\$22.55
Per sq. ft. of GLA Overlake UC \$20.64			Rest of City	\$26.69
Rest of City \$24.42			Downtown UC	\$19.95
Downtown UC \$19.22	200,000 ft ² - 299,999 ft ²	Per sq. ft. of GLA	Overlake UC	\$20.64
Noverlake UC \$19.89 Rest of City \$23.53 Downtown UC \$14.53 Downtown UC \$14.53 Overlake UC \$15.04 Rest of City \$17.79 Downtown UC \$163.50 Overlake UC \$16.25 Overlake UC \$16.25 Overlake UC \$16.25 Overlake UC \$16.25 Overlake UC \$16.80 Rest of City \$19.89 Overlake UC \$1.93 Rest of City \$19.89 Overlake UC \$1.93 Rest of City \$2.29 Rest of City \$2.29 Overlake UC \$1.93 Rest of City \$2.29 Overlake UC \$1.93 Rest of City \$2.29 Overlake UC \$1.95 Rest of City \$2.362 Overlake UC \$1.95 Rest of City \$2.362 Overlake UC \$1.95 Rest of City \$2.362 Overlake UC \$50.99 Rest of City \$60.33 Overlake UC \$50.99 Rest of City \$60.33 Overlake UC \$87.13 Rest of City \$10.310 Overlake UC \$87.13 Rest of City \$10.310 Overlake UC \$87.13 Rest of City \$10.310 Overlake UC \$24,963.55 Overlake UC \$24,963.55 Overlake UC \$25,824.62 Overlake UC \$25,824.62			Rest of City	\$24.42
Rest of City \$23.53 Downtown UC \$14.53 Car Sales - New/Used Per sq. ft. of GFA Rest of City \$17.79 Convenience Market Per sq. ft. of GFA Rest of City \$17.79 Convenience Market Per sq. ft. of GFA Rest of City \$200.14 Convenience Market Per sq. ft. of GFA Rest of City \$200.14 Convenience Market Per sq. ft. of GFA Per sq. ft. of GFA Rest of City \$200.14 Convenience Market Per sq. ft. of GFA Per sq. ft. of GFA Per sq. ft. of GFA Rest of City \$10.80 Convenience Market Per sq. ft. of GFA Per s			Downtown UC	\$19.22
Car Sales - New/Used Per sq. ft. of GFA Downtown UC (Rest of City (S17.79) \$14.53 Convenience Market Per sq. ft. of GFA Downtown UC (S163.50) \$16.25 Convenience Market Per sq. ft. of GFA Downtown UC (S169.13) \$200.14 Free Standing Discount Store Per sq. ft. of GFA Downtown UC (S16.80) \$16.25 Furniture Store Per sq. ft. of GFA Downtown UC (S16.80) \$19.89 Furniture Store Per sq. ft. of GFA Downtown UC (S19.80) \$19.89 Miscellaneous Retail Per sq. ft. of GFA Downtown UC (S19.23) \$19.28 Miscellaneous Retail Per sq. ft. of GFA Downtown UC (S19.28) \$19.28 Supermarket Per sq. ft. of GFA Downtown UC (S49.28) \$19.28 Supermarket Per sq. ft. of GFA Downtown UC (S50.99) \$19.28 Rest of City (S60.33) Services Land Uses Units (Downtown UC (S60.33) \$19.28 Bank/Savings and Loans Per sq. ft. of GFA Downtown UC (S60.33) \$24,963.55 Carwash Stall Downtown UC (S24,963.55) \$25,824.62	300,000 ft ² and Over	Per sq. ft. of GLA	Overlake UC	\$19.89
Car Sales - New/Used Per sq. ft. of GFA Overlake UC Rest of City \$15.04 Rest of City \$17.79 Convenience Market Per sq. ft. of GFA Per s			Rest of City	\$23.53
Rest of City \$17.79			Downtown UC	\$14.53
Convenience Market Per sq. ft. of GFA Downtown UC \$163.50 Converlake UC \$169.13 Rest of City \$200.14 Free Standing Discount Store Per sq. ft. of GFA Downtown UC \$16.25 Free Standing Discount Store Per sq. ft. of GFA Overlake UC \$16.80 Rest of City \$19.89 Downtown UC \$1.88 Furniture Store Per sq. ft. of GFA Overlake UC \$1.93 Rest of City \$2.29 Downtown UC \$19.28 Miscellaneous Retail Per sq. ft. of GFA Overlake UC \$19.95 Rest of City \$23.62 Downtown UC \$49.28 Supermarket Per sq. ft. of GFA Overlake UC \$50.99 Rest of City \$60.33 Services Land Uses Units Impact Fee Per Unit Downtown UC \$84.23 Overlake UC \$87.13 Rest of City \$103.10 Downtown UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62	Car Sales - New/Used	Per sq. ft. of GFA	Overlake UC	\$15.04
Convenience Market Per sq. ft. of GFA Overlake UC \$169.13 Rest of City \$200.14 Downtown UC \$16.25 Per sq. ft. of GFA Overlake UC \$16.80 Rest of City \$19.89 Downtown UC \$1.88 Furniture Store Per sq. ft. of GFA Overlake UC \$1.93 Rest of City \$2.29 Downtown UC \$19.28 Miscellaneous Retail Per sq. ft. of GFA Overlake UC \$19.95 Rest of City \$23.62 Downtown UC \$49.28 Supermarket Per sq. ft. of GFA Overlake UC \$50.99 Rest of City \$60.33 Services Land Uses Units Impact Fee Per Unit Downtown UC \$84.23 Overlake UC \$87.13 Rest of City \$103.10 Per sq. ft. of GFA Overlake UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62			Rest of City	\$17.79
Rest of City \$200.14			Downtown UC	\$163.50
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Free Standing Discount Store Per sq. ft. of GFA Overlake UC \$16.80 Rest of City \$19.89 Downtown UC \$1.88 Furniture Store Per sq. ft. of GFA Overlake UC \$1.93 Rest of City \$2.29 Downtown UC \$19.28 Overlake UC \$19.95 Rest of City \$23.62 Downtown UC \$49.28 Overlake UC \$50.99 Rest of City \$60.33 Services Land Uses Units Impact Fee Per Unit Downtown UC \$84.23 Overlake UC \$87.13 Rest of City \$103.10 Downtown UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62			Rest of City	\$200.14
Rest of City \$19.89			Downtown UC	\$16.25
Furniture Store Per sq. ft. of GFA Downtown UC \$1.88 Miscellaneous Retail Per sq. ft. of GFA Downtown UC \$1.93 Miscellaneous Retail Per sq. ft. of GFA Downtown UC \$19.28 Supermarket Per sq. ft. of GFA Downtown UC \$49.28 Supermarket Per sq. ft. of GFA Overlake UC \$50.99 Rest of City \$60.33 Services Land Uses Units Impact Fee Per Unit Bank/Savings and Loans Per sq. ft. of GFA Overlake UC \$87.13 Rest of City \$103.10 Rest of City \$103.10 Carwash Stall Overlake UC \$24,963.55 Overlake UC \$25,824.62	Free Standing Discount Store	Per sq. ft. of GFA	Overlake UC	\$16.80
Furniture Store Per sq. ft. of GFA Overlake UC Rest of City \$1.93 Miscellaneous Retail Per sq. ft. of GFA Downtown UC Doverlake UC S19.95 \$19.28 Supermarket Per sq. ft. of GFA Downtown UC S49.28 Downtown UC S49.28 \$19.28 Supermarket Downtown UC S49.28 Overlake UC S50.99 \$19.28 Rest of City S60.33 Rest of City S60.33 \$19.28 Services Land Uses Units Impact Fee Per Unit \$19.28 Downtown UC S84.23 \$19.28 \$19.28 Downtown UC S84.23 \$19.28 \$19.28 Rest of City S103.10 \$19.28 Downtown UC S24,963.55 \$24,963.55 Carwash Stall Overlake UC S25,824.62			Rest of City	\$19.89
Miscellaneous Retail Per sq. ft. of GFA Rest of City \$2.29 Miscellaneous Retail Per sq. ft. of GFA Overlake UC \$19.28 Rest of City \$23.62 Downtown UC \$49.28 Overlake UC \$50.99 Rest of City \$60.33 Services Land Uses Units Impact Fee Per Unit Downtown UC \$84.23 Overlake UC \$87.13 Rest of City \$103.10 Rest of City \$103.10 Downtown UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62			Downtown UC	\$1.88
Miscellaneous Retail Per sq. ft. of GFA Downtown UC \$19.28 Supermarket Per sq. ft. of GFA Downtown UC \$49.28 Supermarket Per sq. ft. of GFA Overlake UC \$50.99 Rest of City \$60.33 Services Land Uses Units Impact Fee Per Unit Downtown UC \$84.23 Overlake UC \$87.13 Rest of City \$103.10 Rest of City \$103.10 Downtown UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62	Furniture Store	Per sq. ft. of GFA	Overlake UC	\$1.93
Miscellaneous Retail Per sq. ft. of GFA Overlake UC \$19.95 Rest of City \$23.62 Downtown UC \$49.28 Overlake UC \$50.99 Rest of City \$60.33 Services Land Uses Units Impact Fee Per Unit Downtown UC \$84.23 Overlake UC \$87.13 Rest of City \$103.10 Carwash Stall Overlake UC \$24,963.55 Overlake UC \$25,824.62			Rest of City	\$2.29
Rest of City \$23.62 Supermarket Downtown UC \$49.28 Supermarket Overlake UC \$50.99 Rest of City \$60.33 Services Land Uses Units Impact Fee Per Unit Downtown UC \$84.23 Overlake UC \$87.13 Rest of City \$103.10 Carwash Stall Overlake UC \$24,963.55 Overlake UC \$25,824.62			Downtown UC	\$19.28
Supermarket Per sq. ft. of GFA Downtown UC \$49.28 Services Land Uses Units Impact Fee Per Unit Bank/Savings and Loans Per sq. ft. of GFA Downtown UC \$84.23 Rest of City \$103.10 Rest of City \$103.10 Carwash Stall Overlake UC \$25,824.62	Miscellaneous Retail	Per sq. ft. of GFA	Overlake UC	\$19.95
Supermarket Per sq. ft. of GFA Overlake UC Rest of City \$50.99 Rest of City \$60.33 Services Land Uses Units Impact Fee Per Unit Bank/Savings and Loans Per sq. ft. of GFA Overlake UC S87.13 Rest of City \$103.10 Carwash Stall Overlake UC S25,824.62			Rest of City	\$23.62
Services Land Uses Units Impact Fee Per Unit Bank/Savings and Loans Per sq. ft. of GFA Overlake UC \$84.23 Rest of City \$103.10 Carwash Stall Overlake UC \$25,824.62			Downtown UC	\$49.28
Services Land Uses Units Impact Fee Per Unit Bank/Savings and Loans Per sq. ft. of GFA Downtown UC \$84.23 Overlake UC \$87.13 Rest of City \$103.10 Downtown UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62	Supermarket	Per sq. ft. of GFA		\$50.99
Bank/Savings and Loans Per sq. ft. of GFA Downtown UC \$84.23 Rest of City \$87.13 Rest of City \$103.10 Downtown UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62			Rest of City	\$60.33
Bank/Savings and Loans Per sq. ft. of GFA Overlake UC \$87.13 Rest of City \$103.10 Downtown UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62	Services Land Uses	Units	Impact Fee Per U	Jnit
Rest of City \$103.10 Downtown UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62			Downtown UC	\$84.23
Rest of City \$103.10 Downtown UC \$24,963.55 Carwash Stall Overlake UC \$25,824.62	Bank/Savings and Loans	Per sq. ft. of GFA	Overlake UC	\$87.13
Carwash Stall Overlake UC \$25,824.62	-	•	Rest of City	\$103.10
			Downtown UC	\$24,963.55
	Carwash	Stall	Overlake UC	\$25,824.62
			Rest of City	

		Downtown UC	\$64.15
Daycare	Per sq. ft. of GFA	Overlake UC	\$66.37
		Rest of City	\$78.54
		Downtown UC	\$24.67
Health Club/Racquet Club	Per sq. ft. of GFA	Overlake UC	\$25.53
		Rest of City	\$30.20
		Downtown UC	\$37.95
Library	Per sq. ft. of GFA	Overlake UC	\$39.27
		Rest of City	\$46.46
		Downtown UC	\$412.48
Movie Theater	Seat	Overlake UC	\$426.71
		Rest of City	\$504.92
		Downtown UC	\$58.34
Post Office	Per sq. ft. of GFA	Overlake UC	\$60.34
		Rest of City	\$71.41
		Downtown UC	\$38,460.93
Service Station	Fuel position	Overlake UC	\$39,787.55
		Rest of City	\$47,079.97
		Downtown UC	\$28,096.99
Service Station/Minimart	Fuel position	Overlake UC	\$29,066.13
		Rest of City	\$34,393.49
Restaurant	Units	Impact Fee Per l	Jnit
		Downtown UC	\$113.17
Fast Food Restaurant	Per sq. ft. of GFA	Overlake UC	\$117.07
	·	Rest of City	\$138.54
		Downtown UC	\$41.54
Restaurant	Per sq. ft. of GFA	Overlake UC	\$42.97
		Rest of City	\$50.85
Administrative Office Land Uses	Units	Impact Fee Per l	Jnit
		Downtown UC	\$23.72
Up to 99,999 ft ²	Per sq. ft. of GFA	Overlake UC	\$24.54
		Rest of City	\$29.04
		Downtown UC	\$20.39
100,000 ft ² - 199,999 ft ²	Per sq. ft. of GFA	Overlake UC	\$21.09
		Rest of City	\$24.96
		Downtown UC	\$17.79
			Ψ 1 / 1 / /
200.000 ft ² - 299.999 ft ²	Persa ft of GFA		
200,000 ft ² - 299,999 ft ²	Per sq. ft. of GFA	Overlake UC Rest of City	\$18.41 \$21.78

		Downtown UC	\$16.67
300,000 ft² and Over	Per sq. ft. of GFA	Overlake UC	\$17.25
		Rest of City	\$20.41
		Downtown UC	\$24.36
Medical Office/Clinic	Per sq. ft. of GFA	Overlake UC	\$25.21
		Rest of City	\$29.82
Industrial Land Uses	Units	Impact Fee Per l	Jnit
		Downtown UC	\$11.13
Light Industrial/Manufacturing	Per sq. ft. of GFA	Overlake UC	\$11.52
Industrial Park		Rest of City	\$13.64
		Downtown UC	\$9.75
	Per sq. ft. of GFA	Overlake UC	\$10.10
		Rest of City	\$11.94
		Downtown UC	\$3.68
Warehousing/Storage	Per sq. ft. of GFA	Overlake UC	\$3.80
		Rest of City	\$4.50
		Downtown UC	\$2.18
Mini Warehouse	Per sq. ft. of GFA	Overlake UC	\$2.25
		Rest of City	\$2.67
Alternate Impact Fee Assessment*	Units		Impact Fee Per Unit
Cost per Person Mile of Travel (PMT)	Mile of travel per person		\$3,603.31

Schools

Land Use	Units	Impact Fee Basis	Impact Fee Per Unit
Single-Family Residences (inclusive of Mobile Homes and Detached Single-Family Manufactured Homes)	1 housing unit	2022-2027 LWSD CFP approved on 6/06/22	\$18,610.00
Multi-Family Residences	1 housing unit	2022-2027 LWSD CFP approved on 6/06/22	\$3,586.00

Impact Fee Schedule Notes

- $^{\wedge}$ "UC" Refers to Downtown Urban Center and Overlake Urban Center respectively.
- * Requires an impact study to be conducted by a traffic engineer for the applicant. If the proposed land use does not fit into one of the categories of the Transportation Impact Fee Schedule, the applicant may choose to do an impact study to apply the PMT impact fee.
- o Additionally, the applicant may choose to do an impact study to apply the PMT impact fee if they believe that the impacts generated by development are less than those assessed in the Transportation Impact Fee Schedule for a comparable land use.
- o GFA = Gross Floor Area
- o GLA = Gross Leasable Area
- o A \$65.00 school admin fee will be assessed to the School Impact fee.
- o Fire, Parks, Transportation and School impact fees are effective per Ordinance 3098.
- o Impact fees are established, reviewed, and revised per <u>Redmond Municipal Code (RMC)</u> 3.10.